

Blueprint 2000 CAC Meeting Minutes

Thursday, February 9, 2012

Blueprint 2000 Office

2727 Apalachee Parkway, Suite 200

Christic Henry, Chair, called the Citizens Advisory Committee meeting to order at 4:46 pm.

Committee Members present:

Christic Henry	Richard Drew
Tom O'Steen	Ron Pease
Henree Martin	Andrew Chin
Lamar Taylor	Kent Wimmer
Daniel Parker	Dale Landry

Guests/Presenters/Staff:

Wayne Tedder	Margie Quillman
Dave Bright	Carlana Hoffman
Dave Snyder	Ed Ringe
Jim Shepherd	Rita Stevens
Gary Phillips	Patrick Twyman
Marek Romanowski	Mark Jones
Ray Youmans	Paco de la Fuente
Angela Ivy	

Agenda Modifications

Dave Bright indicated there were two agenda modifications: the CAFR Draft Management Letter for Agenda Item #7 as well as a handout with highlights from FIGG Engineers on the connector bridge design in Capital Cascades Trail Segment 3, related to Agenda Item #11.

Dave also introduced new CAC member Henree Martin. He also stated that Agenda Item #7 would be heard first.

Presentations/Discussion

Item #7: Acceptance of FY 2011 Comprehensive Annual Financial Report (CAFR) and Appropriation of FY 2011 Operating Fund Budget

Patrick Twyman stated that the CAFR was in draft form from Carr, Riggs, and Ingram, the same auditor from the previous four years. It was at the stage of issuing a draft Management Letter. The final CAFR would be available before the February 27, 2012 IA meeting. The purpose of the item was to gain approval to carry forward the unexpended balance in the Blueprint Operating fund as well as the remaining Operating Purchase Orders in the form of encumbrances.

Mark Jones stated that Chapter 10-5-50, the Rules of the Auditor General, require that a Management Letter be issued each year in connection with the audit with certain specific items included, such as correcting significant findings from the prior year audit. Blueprint did not have any findings from the previous audit however. Blueprint had been following the policies regarding the investment of public funds. They also looked to see if there were any violations of contracts, grant agreements or abuse in those areas; the audit testing did not disclose any results of concern. Lastly, that Blueprint did not meet any of the criteria for that was classified as financial emergency. Until everything was tied into the work papers and finalized, an official outcome could not be given. However, they had completed the testing of all the underlying data that supported the statement and nothing had come to their attention that would cause them to not issue an "unqualified opinion" on the financial statement. Also, all testing had been completed on the single audit portion, regarding the federal and state grants, and again there were no areas of concern or non-compliance. That section would be receiving a clean opinion.

Information Items

Item #1: 2012 IA, TCC, and CAC Meeting Schedules

It was noted that the proposed June 18 IA meeting date conflicted with a time that the County Commissioners would be at National Association of Counties Meeting. Blueprint rescheduled the IA meeting to June 25, 2012. Therefore it was suggested that the May 31, 2012 CAC meeting be moved to June 7, 2012. CAC Members concurred with the CAC meeting date change.

Item #2: Capital Circle Southeast: Woodville Highway to Crawfordville Road – Construction Update

This item was informational only.

Item #3: Capital Circle Northwest/Southwest: South of US 90 to north of Orange Avenue – Advertisement for Construction

This item was informational only.

Wayne Tedder stated that Blueprint scaled the project limits (ending 1,300-feet north of Orange Avenue) to match the \$42M available in construction funding. Blueprint was not able to include a "local preference" clause in the contract because there were federal funds on the project. All of the design permits were in hand and all necessary mitigation had been identified.

Item #4: Franklin Boulevard Flood Relief and Roadway Project Update

This item was informational only. Staff did note that the easements required for the project had been donated by the property owners.

Item #5: Capital Circle Southeast: Connie Drive to Tram Road – Right-of-Way Transfer from Blueprint 2000 to FDOT and Leon County

This item was informational only.

Lamar Taylor questioned if the church was included in the transfer. Ray Youmans stated that the

building itself was not within the right of way; the transfer only conveyed the rights of way to FDOT and Leon County. During right-of-way acquisition, the church asked Blueprint to purchase the entire tract because the ROW came almost to the front door of the building. The remaining property and the building would still belong to Blueprint; it was, however, for sale. The sale of it would have to go through the CAC to the IA for approval. Mr. Youmans stated that several churches had recently expressed an interest in renting the building.

Mr. Taylor asked for confirmation, from a funds perspective, that the roadway ROW transfer would be included in the financial statements by way of the monetary transfers as well. Dave Bright stated that it would not because Blueprint did not carry the ROW as an asset. Ron Pease questioned if they were acquired with Blueprint money. Mr. Bright confirmed that they were. Mr. Taylor stated that his understanding was that the funds were added as a Capital Project balance; as the ROW was donated out, it reduced the fund balance. Therefore, it would have an impact on the financial statements. Mr. Bright stated that the resolutions did not address that.

Consent Items

Item #6: CAC Minutes: October 20, 2011

Tom O'Steen moved approval of the minutes; Richard Drew seconded the motion. It passed unanimously.

Presentations/Discussion

Item #8: Election of CAC Vice-Chairperson

Lamar Taylor nominated Ron Pease who respectfully declined due to other responsibilities. **Tom O'Steen nominated Richard Drew who accepted. Dale Landry moved approval; Mr. Taylor seconded the motion. It passed unanimously.**

Item #9: Status of Blueprint 2000 Projects

Dave Bright stated that in the agenda item, the projects were listed as shown in the Interlocal Agreement by map number and in order of Tier 1 then Tier 2 priority. The agenda item included the verbatim language from the Interlocal Agreement and maps from the Project Definitions Report. The narrative below that provided the status of what had been done to date, as well as funding sources, including leveraged funds that had been received on each of the projects. Mr. Pease requested the amount of Blueprint funds be included as well. Dave Bright then went through a summary of the projects.

Kent Wimmer noted that there were many other trail or greenway connectors indicated on the maps. He suggested Blueprint show how those connected to the Blueprint trails on the maps. Mr. Bright reminded him that the maps were the original (late 1999-2000) maps of project areas and Blueprint chose to defer the detail to other project maps within the adopted Greenways Master Plan, created by Steve Hodges in the Planning Department.

Daniel Parker asked if they could be added to the website. Mr. Bright stated that the maps were already on the website as they were part of the Project Definitions Report. The original book published by the EECC was also on the website and those maps were a little more detailed and in

color.

Mr. Wimmer stated that for 20 years there had been a plan to connect the northern end of the St. Marks Trail to Doak Campbell Stadium. What was Blueprint's involvement with making that happen after 20 years? Mr. Bright stated that it was not on the list of Blueprint projects. Wayne Tedder stated that if FAMU Way continued along a corresponding alignment there would be an obvious attempt through City Public Works to make that connection. If the route changed the City would have to rethink how the connection might be made. After several questions about the FAMU Way project and discussion on how the design for Capital Cascades Trail Segment 3 were tied to it, Gary Phillips suggested that Blueprint have the City make a presentation on the project to the CAC at their next meeting. Christic Henry asked to see a rendering of the concept. Andrew Chin asked to have Gaines Street included as a reference. Mr. Tedder agreed and stated he would coordinate it.

Lamar Taylor asked for confirmation regarding the funding of Segment 3. His understanding was that the only piece fully funded was the box culvert from Monroe to Adams. Mr. Bright confirmed that in the current budget that was correct; significant funding became available in 2014. Mr. Tedder stated that at the beginning of the last budget cycle there was approximately \$12M unallocated dollars that he moved to various projects. Segment 3 received \$9M for construction and \$5M for ROW acquisition; however, Blueprint staff did not have a cost estimate on the full project as of yet.

Mr. Tedder stated that, regarding Capital Cascades Trail Segment 4, he would like to begin moving forward with design of this project and also begin costing it out. Blueprint would then have all the Tier 1 projects designed with estimates so that he would know where to allocate funds from there on out.

Henree Martin questioned if anyone had completed a master preservation plan for the Headwaters of the St. Marks. Mr. Bright stated that in order to be in compliance with the grants, a management plan was in place. It outlined for Florida Communities Trust the long-term goals for the land and included everything from how to manage exotics and wild hogs to where the boardwalks would be located. There was no agreement between each of the agencies that owned the land in the area, however, for an all-encompassing plan. The closest Blueprint came to that was through the Headwaters of the St. Marks Consortium. In the past, they met every few months to discuss who was trying to purchase or conserve what parcels. Mr. Bright was unaware if the agencies were still in communication, though. Ms. Martin stated that it would be of long-term benefit to ensure everyone was working toward the same or similar goals and accomplishing what the map originally intended.

Mr. Wimmer stated that the public would not support big acquisitions like these unless they were allowed to use and enjoy the land. What was the status of passive public access for the properties? Mr. Tedder stated at this time no funding was available to provide even the most basic amenities, such as parking areas, waste management, water access, or a trail network. He suggested that if it was important to the CAC that they champion it to the county in the funding process. Ed Ringe stated that the Wood Sink tract was open to public access.

Henree Martin asked if the County could give an update at the next meeting on the Headwaters of the St. Marks. Her concern was that as a member of the original EECC, on the CAC, and also the new Sales Tax Committee she expected, and felt it appropriate, that the voters hold Blueprint and local governments accountable for the Tier 1 projects. The Headwaters were a major environmental feature that the EECC wanted to protect.

Regarding the map area east of Meridian Road (Map 5B), Richard Drew questioned if there was the possibility of pathways across Capital Circle where the trail crossed. Mr. Bright stated that the only thing he was aware of was the potential for a crossing underneath Capital Circle, at the CSX crossing south of Mahan Drive.

The remaining projects were Tier 2 projects that had received no activity with the exception of Gaines Street, which was taken up by the City. Most of the other projects were waiting to be funded with any residual funds or looked at potentially for the sales tax extension.

Ms. Henry emphasized the importance of Mr. Wimmer's comment regarding public access in the Headwaters of the St. Marks. She felt it would be important for the community to see, even the older projects to connect with tax with action. She suggested a progressive lunch or chain of parks events. Mr. Wimmer suggested hosted monthly tours. Mr. Bright stated that if they were organized tours he did not think the County would have any trouble with it. Blueprint would contact the County about presenting their plans at the next CAC meeting.

Item #10: Cascades Park Update and Amenities Priorities

Dave Snyder gave an update that followed the agenda item and included updated construction pictures.

Richard Drew questioned if, because of construction the recreated stream in the Park, if the water was non-jurisdictional. Mr. Snyder confirmed via Ed Ringe. Mr. Drew asked if the transition made them jurisdictional waters of the state or US. If so, things that were going in there that were not required to get permits would have to have permits in the future. Mr. Ringe stated that Blueprint went through a very extensive permitting process, 47 individual permits on the Park. Mr. Drew stated that because it was a natural stream and if someone from EPA happened to be driving by... Gary Phillips stated that the majority of the water flowed through the box culvert, not the stream. However, the FDEP permitted it without jurisdictional severance.

Mr. Tedder stated, regarding the Meridian Point Building, that it was probably the ugliest thing around the site and stuck out horribly. There was concern from Blueprint that if the building was still there when the Park opened, it might detract from the Park once it was complete. There was the possibility for a recommendation from Blueprint to the IA to consider some sort of screening of the building. He had spoken to the Park designer who tossed out concepts for an edgy, low-cost, and temporary solution to disguise that facility. There were sketches that should be complete the following week in support of that idea.

The City had made it clear to the State, who owned the building and was interested in disposing

of it, that they were very interested in acquiring it. Florida State University was leasing the building. The City was last in the pecking order (other state agencies, County, City) of agencies it would be made available to. Mr. Tedder did not anticipate movement on it for at least the next six months. Henree Martin questioned if anyone had gone as high as the Legislature or Governor's office to see if they would intercede because of the intensity of the project and what it would do for the state capital. Wayne also noted that there was a parcel near the University that FSU wanted, and possibly a deal could be made for the City to trade this for the Meridian Point property.

Daniel Parker asked Mr. Tedder if he was happy with the direction of the project currently; was he not waiting for the "deal making" to happen? Mr. Tedder confirmed and stated that as soon as the property that FSU wanted was released from foreclosure, where the City could put a contract on it, they would do it. There was a real estate agent for the City watching it and would pounce on it. When that might happen though was unclear.

Someone suggested the building be used for the Performing Arts Center in conjunction with the Amphitheater. Mr. Tedder clarified that while Blueprint had received additional funding (\$1.2M) what was currently designed was not an Amphitheater but a band shell. Amphitheaters included changing room, bathrooms, and equipment facilities. Blueprint had been in contact with many event production companies and the discussions expanded into many different ideas. Changes had been made to the design of the stage and the project could become more if the City or County desired. There were big decision points that would be presented to the IA: how big the amphitheater should be, should it include bathrooms or permanent seating, should it have changing facilities, etc. If so, the Meridian Point Building could double as those facilities in the interim until that parcel sold and was redeveloped and the permanent facility amenities could be included in the redevelopment of the parcel.

Ms. Martin stated that in the original thinking of the EECC, they perceived it to be someplace for Shakespeare in the Park, concerts, and such. Cascades Park was the showcase of Blueprint from the beginning. So many things had been removed from the original concept that, she felt, completing that one feature to the best of their abilities was essential. She hoped that the funding could be found so that it would truly attract first class entertainers from outside the local community.

Daniel Parker requested clarification on the current size and what Mr. Tedder meant by "big." Mr. Tedder stated that Blueprint was not expanding the physical size of the amphitheater, but the features for the amphitheater. With venues that attract the larger groups, there was typically an area of higher cost, and permanent seating was extremely important for production companies. Blueprint's tentative concept included approximately 1,500 permanent seats and a grass area that would accommodate approximately 3,000 for a total of 4,500 people.

Richard Drew questioned the impact of noise levels on the surrounding neighborhoods. Mr. Tedder stated that was a concern that the City Commission had, and they had directed staff to work with the neighborhood to determine their concerns, if any, and what could be done to mitigate them. Potential ideas were to limit the hours of operation or redirecting the speakers

back toward the downtown area rather than amplifying out into the residential area. Dave Snyder stated that Parks and Recreation was not anticipating the venue to be booked every weekend but maybe ten or twelve times annually. He further discussed some of the technical specifications regarding lighting and sound grid system depending on the size of the show; local performance versus regional acts.

Mr. Tedder stated that he had authorized a few minor changes to the construction of the amphitheater based on conversations from industry representatives and from local promoters. The risers around the back of the stage were removed from the design; a screen curtain would be included there which would allow for a staging and storage area out of site from the audience. The front of the stage design itself was modified to create a friendlier and interactive performer / audience area and raised 30-inches. The ADA accessible stairwells were moved to the sides.

Christic Henry questioned if the stage area was still designed to flood and how the calculations for the design changes were factored in. Mr. Snyder explained that the majority of stormwater would flow through the box culvert into Boca Chuba pond; during peak rain events, the Park would slowly fill (staging) from the southern pond up to the northern part of the Park. There would be sand, mud, etc. that would need to be cleaned up after the Park flooded. The City, however, had plans to hire five full-time employees to maintain Cascades Park. Ed Ringe stated that there would need to be at least a 4-inch rain event before any staging would be seen in the lower pond.

If permanent seats were installed, Mr. Tedder stated that Parks and Rec have confirmed that pressure washing them following rain events would be a non-issue. Ms. Martin expressed strong support for the necessity of the permanent seating. Mr. Snyder explained that was part of the "packaging" of events (a regional performer that people would travel to see, stay in a hotel, patronize restaurants and bars, attend VIP events on the Meridian Plaza and have paid seats for the show) that supported the upgrade from band shell (what was currently designed) to amphitheater.

Mr. Pease questioned if all the plans for benches, water fountains, restrooms, lighting, etc. were in place to accommodate the total range of the population of Tallahassee. Gary Phillips stated that if he was asking in terms of large performances, the answer was no; however, for general use of the Park, yes; as well as emergency call boxes and a variety of benches, picnic areas, even dog watering systems. It was designed to be a passive Park

Mr. Tedder stated that the RFP for the City Electric Building would be out in the national arena by the end of February 2012 to attract a restaurant or café to that facility. The City Commission was trying to coordinate the timing of completion of areas of the Park to begin moving toward setting the grand opening of it. No one wanted the Park to open and look incomplete or not function as well as it should.

Mr. Pease questioned parking, specifically close proximity parking for the older segment of the community. Mr. Snyder stated that within 400-feet of that area there were 600+ spaces at the DOT Building. For larger events there might be the potential for shuttles; there was also a

suggestion that electric cars or rickshaws be used. Within two blocks of the Park there were 1,400 spaces, and 4,500 spaces in the parking garages nearby.

Lastly, Dave Bright stated that the ranking of unfunded amenities was the last part of the agenda item to be discussed. Staff was instructed to prioritize the unfunded amenities and an intern put together the survey. A copy of the survey and the results were attached to the agenda item. The surveys were distributed at presentations, workshops, tours, and public community events. Dave Bright noted that the shade canopy was ranked highest. The Board would be presented with the priority list in the coming months to set the final ranking. If someone donated money to fully fund one of the amenities, it would move to the top of the list. However, if Blueprint had to "hunt for money," Board guidance was necessary to prioritize them. Several hundred surveys were mailed or handed out at events; it was also available on the website. There were only 60 responses, however. Staff realized that 60 responses were not a stellar performance.

Dale Landry stated that he was a bit taken aback by the survey results and wondered if they were given to the right people. Smokey Hollow was a hot topic to the segment of the community he represented. However, they did not do surveys like that or visit the Blueprint website. If it had been taken to their churches, etc. the response would have been different.

Ms. Martin stated that if one had not lived in Tallahassee for a long time or was not familiar with its history, one might not know about Smokey Hollow. She felt that regardless of how they were distributed, the results would have been similar because the younger population was most likely not aware of the significance of Smokey Hollow. It did not mean, however, that the CAC could not move it forward.

Andrew Chin was curious if Smokey Hollow could be incorporated into one or two of the panels in the History Fence as the short term, to clarify what it was to Tallahassee. Mr. Bright confirmed that it was already included. Mr. Tedder stated that it was extremely important in his personal opinion that Smokey Hollow and Centennial Field be commemorated in the Park because they were physically there at one time.

Ms. Henry questioned if there was an illustration available for Smokey Hollow or if it just was not included in the survey. Mr. Bright stated that there previously were two concept renderings for the Smokey Hollow Plaza which included the misting fountain and the Lake Hall Schoolhouse included in the original design options. However, there had not been buy-in on those two components from the community, so Blueprint pulled them as designed components. There were still areas reserved for those amenities that staff planned to use for that.

Mr. Tedder requested that that CAC share their recommendations so that he could take them to the IA. Ms. Henry requested if it was something that could be done via email by the committee. Mr. Tedder stated that it could postponed from the February 27, 2012 IA meeting. It would need to be a discussion item, however, when the budget process rolled around again (June 2012).

Mr. Landry stated that he was torn about Smokey Hollow staying on the survey because it was not ready to be ranked because there was no design concept. He asked staff to not include it at

this time.

Mr. Chin requested that to be fair, the minutes reflect that it was a ranking of items that have associated concepts and cost estimates. It was stated that a working group had been formed specifically to develop the Smokey Hollow commemoration. Committee members and staff agreed to not list Smokey Hollow in the ranking.

Item #11: Capital Cascades Trail Segment 3

Dave Bright briefly touched on the highlights of the agenda item. Daniel Parker questioned what type of lighting would be installed. Mr. Bright stated that it would be LED and the solar panels would power the lights on the bridge. The solar panels increased the cost of the bridge by approximately \$50K. Mr. Landry suggested coordinating and the potential of donations from the solar farm in Gadsden County. Dave Snyder stated that the restroom facility would be the perfect application for that type of partnership with a "donated by" plaque.

Item #12: Leon County Sales Tax Committee

Dave Bright briefly touched on the highlights of the agenda item. There was no discussion by the committee.

Citizens To Be Heard

There were none.

Items From Members Of The Committee

There were none.

Adjourn

The meeting adjourned by consensus at 7:02pm.